

Message Text

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PAGE 01 BRUSSE 03116 301612Z

ACTION FBOE-00

INFO OCT-01 EUR-12 ISO-00 SY-05 SSO-00 /018 W

-----301716Z 055986 /47

O 301451Z MAR 77

FM AMEMBASSY BRUSSELS

TO SECSTATE WASHDC IMMEDIATE 9464

UNCLAS BRUSSELS 03116

E.O. 11652:N/A

TAGS:ABLD,AFSP,ASEC

SUBJECT: SEARCH FOR MARINE QUARTERS-BRUSSELS

REF: (A)BRUSSELS 02440 (B)STATE 138453 (C)BRUSSELS 000003

1.AFTER PROFESSIONAL EXAMINATION OF DERBY HOTEL STRUCTURE, REGRET THAT THIS HOTEL NO LONGER A VIABLE ALTERNATIVE FOR MSG QUARTERS. COST OF REPAIRS,PLUS RENT,WOULD BE PROHIBITIVE.SUPPORTS FOR FLOORS HEAVILY DAMAGED BY WATER LEAKAGE FROM SHOWERS POORLY INSTALLED IN EACH ROOM IN 1975.

2.AFTER THOROUGH REVIEW ALL OPTIONS,POST REQUESTS APPROVAL TO ENTER INTO LEASING ARRANGEMENT FOR OCCUPANCY OF BUILDING TO BE CONTRUCTED TO OUR SPECIFICATIONS FOR THE MSG IN AREA NEAR NATO. PROPOSED BUILDER COLD HAVE QUARTERS CONSISTING OF 22 BEDROOMS, LIVING AND DINING ROOMS, AND UTILITY ROOMS READY FOR OCCUPANCY DECEMBER 1, 1977. ANNUAL RENTAL OF DOLS 60,547 PAYABLE ANNUALLY IN ADVANCE.FIRST PAYMENT DUE UPON OCCUPANCY,I.E., 1ST QTR OF FY 1978. THIS RENT WOUD BE INDEXED TO MATCH THE BELGIAN COST OF LIVING,AND WOULD THUS INCREASE APPROXIMATELY 10 PER CENT PER YEAR. PRESENT MSG QUARTERS RENTAL IS DOLS 23,510 PER ANNUM.

3.WHILE BUILDER'S OFFER INCLUDES PURCHASE OPTION, (EXERCISEABLE ANY TIME DURING LEASE),HE HAS NOT YET GIVEN US DETAILS
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PAGE 02 BRUSSE 03116 301612Z

CONCERNING HOW WE MIGHT ARRIVE AT EVENTUAL FUTURE PURCHASE PRICE. WOULD APPRECIATE DEPARTMENT'S SUGGESTION ON THIS POINT.

4.IN ORDER MEET DECEMBER 1977 DEADLINE,I.E.,DATE CURRENT MSG LEASE EXPIRES WITH NO OPTION TO RENEW, BUILDER MUST HAVE FIRM COMMITMENT FROM USG NO LATER THAN APRIL 15.

5.SINCE LANDLORD WANTS MARINES TO VACATE PREMISES,IF WE ARE LUCKY WE WILL BE ABLE TO GET SHORT EXTENSION ON CURRENT LEASE FOR RESTORATION OF PREMISES. HOWEVER, WE CAN EXPECT TO PAY DEARLY FOR IT.ESTIMATE THAT AT LEAST THREE MONTHS WILL BE REQUIRED AFTER MARINES MOVE TO RESTORE PRESENT MSG QUARTERS TO ORIGINAL TWO-BEDROOM APARTMENTS.POST BELIEVES DOLS 80,000 TO DOLS 100,000 WILL BE REQUIRED TO RESTORE QUARTERS AND COVER OVERLAPPING 3 MONTHS RENTAL , DOLS 25,000 FOR MOVE TO NEW QUARTERS,AND DOLS 15,000 FOR FURNISHING FOR NEW QUARTERS.

6.REQUEST DEPARTMENT AUTHORIZATION TO ENTER INTO LEASE CONSTRUCTION CONTRACT ASAP.

7.PLEASE ADVISE.
RENNER

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